

2.1 What sort of agreement do you have?

When you move into United Welsh housing you will sign a tenancy or licence agreement. The tenancy or licence agreement sets out your rights and responsibilities and those of the Association. United Welsh staff will explain it to you when you move in. If you want to ask any questions about your rights and responsibilities, you can ask them.

A tenancy agreement may be:

An assured tenancy. This means that you can stay in your home as long as you want to if you keep to the tenancy agreement. You will be asked to sign an assured tenancy agreement if the house or flat is expected to be your long-term home.

In some short-term, temporary housing you may be asked to sign a licence agreement instead.

A licence agreement may be:

An under 18 licence as you have to be 18 before we will give you a tenancy agreement

2.2 What security of tenure do you have?

This depends on what type of agreement you have signed.

- ▶ Assured tenancy agreement: You can live in your home for as long as you want if you keep to your side of the tenancy agreement. If you don't, United Welsh can apply to a Court to make you leave. In most cases, we must convince the judge that it is reasonable to do so.
- ▶ Assured shorthold tenancy agreement: You have six months security of tenure. During that time you have the same rights as an assured tenant. After that, United Welsh can apply to the Court to make you leave and the Court cannot refuse to do so.
- ▶ Under 18 or contractual licence: You have the right to four weeks notice unless you behave in such a way that we must give you shorter notice to protect other residents or staff (for example if you are violent or threaten violence). At the end of the notice you must leave or United Welsh will apply to the Court to evict you as a squatter

2.3 Joint tenancies

A joint tenancy means that all people named on the tenancy agreement have an equal and shared right to, and responsibility for their home and tenancy. Joint tenancies are normally issued for couples who live together.

2.4 Succession (becoming the new tenant when the tenant dies)

Where there is a joint tenancy, if one tenant dies then the other succeeds to the tenancy. If there is no joint tenant, sometimes another person who was living with the tenants at the time of their death can also succeed. However, United Welsh may offer the person who succeeds alternative accommodation.

2.5 Assignment (passing on the tenancy)

You may not pass on your tenancy to anyone else except:

- ▶ By mutual exchange;
- ▶ To someone who could have succeeded to the tenancy on your death;
- ▶ By a Court Order.

Assignment needs the written permission of United Welsh.

If you pass on your tenancy to someone not included above or without the approval of United Welsh, you may lose your home, as United Welsh can repossess the property.

2.6 Rent arrears

If you get behind with your rent, please contact us as soon as possible and we will advise you what you need to do. We can help sort out your housing benefit and your own payments if you have to make them. If you fail to make payments and your rent arrears continue to rise, United Welsh will follow its rent arrears procedure and you may lose your home.

Always talk to us quickly about any problems you may have regarding your rent.

2.7 Pets

Your tenancy agreement says that you need permission from the Association before keeping a pet. When deciding whether to give permission we will take into account:

- ▶ The type of animal you wish to keep
- ▶ The views of anyone else living with you
- ▶ The kind of house or flat you live in

If you live in a flat you will not be allowed to keep a dog because of the nuisance to neighbours (except guide or hearing dogs).

Should permission be given for you to have a pet and you fail to keep it under control you will be asked to remove it from the property.